



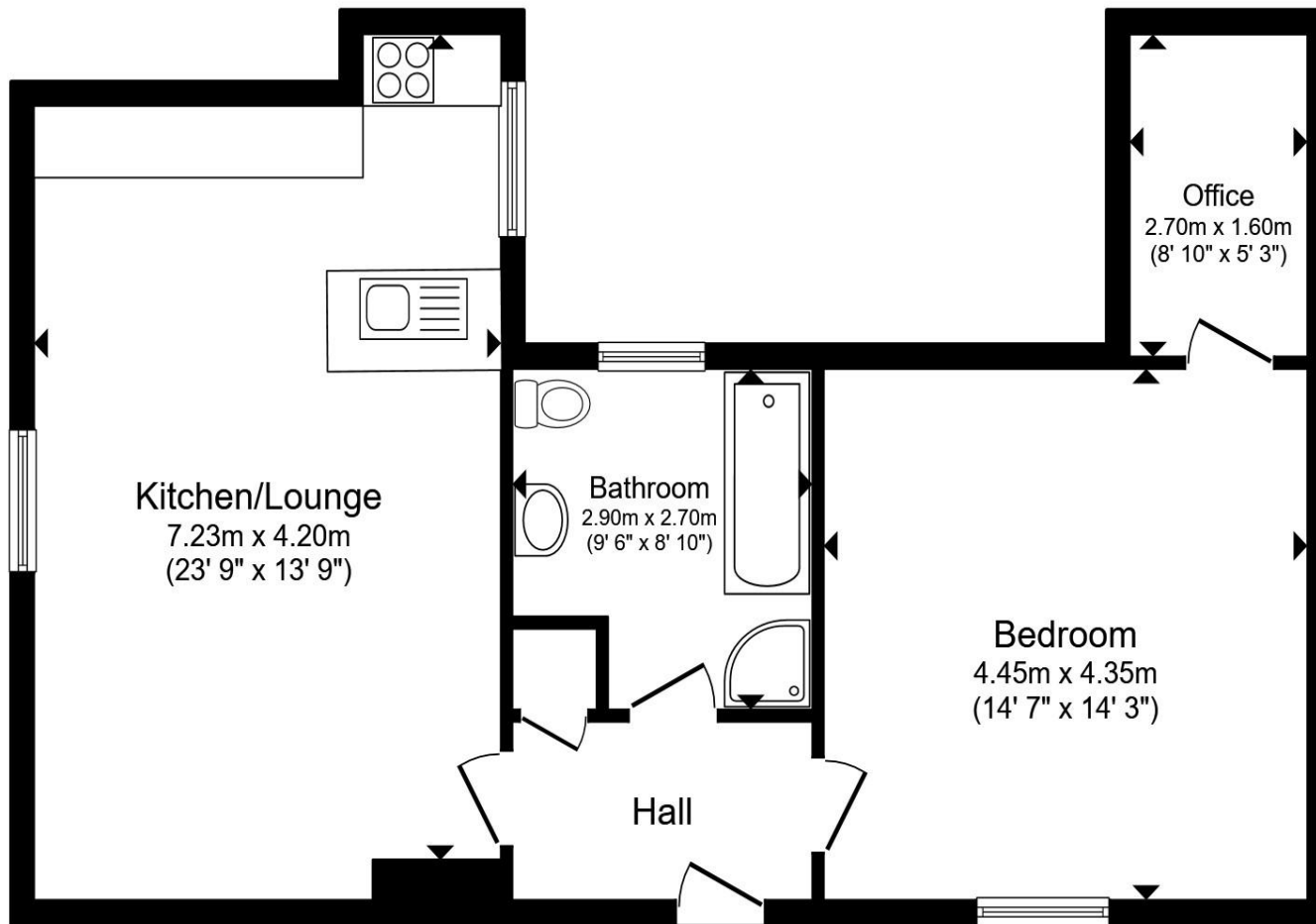
Devonshire Place, Brighton BN2 1QB

welcome to

Devonshire Place, Brighton

A beautifully presented modern apartment in the heart of Kemptown, offering bright and spacious living, well proportioned bedrooms, an additional office room, and access to a communal gym and outside space, with share of freehold and no onwads chain.





Total floor area 65.4 m² (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Located in a prime central Kemptown position, this beautifully presented apartment offers stylish modern living within an elegant period building, just moments from the seafront and local amenities.

The property features a bright and spacious open plan living and dining area, with large windows allowing plenty of natural light and views across the surrounding area. The contemporary kitchen is well equipped with sleek units and ample worktop space, ideal for both everyday living and entertaining.

The accommodation includes well proportioned bedrooms, all tastefully finished, alongside a modern bathroom fitted to a high standard. A particular highlight is the additional versatile room, currently arranged as a home office, perfect for remote working or guest use.

Further benefits include access to a communal gym and outside space, a share of freehold, and the advantage of being sold with no onwards chain.

A fantastic opportunity to acquire a stylish home in one of Brighton's most desirable locations.

welcome to

Devonshire Place, Brighton

- Stunning Modern Apartment
- Communal Gym and Outside Area
- Additional Office Room
- Central Kemptown Location
- Share of Freehold

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: E Service Charge: 1851.94

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108474



Property Ref:
KET108474 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk